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thereof, according to the nature and extent of the damages sustained, shall be suspended and cease to be payable until the said property shall be rebuilt or made fit for occupancy and use.

13. It is agreed that the first rent payment shall be due and payable on August 16, 1980, unless the parties mutually agree on other arrangements, and that the remaining rent payments shall be due and payable on the 16th day of each and every month thereafter.

14. OPTION TO EXTEND LEASE. In the event Lessee does not exercise his option to purchase and this lease is automatically extended for four (4) additional years, the Lessors hereby grant to the Lessee an option to extend the terms of this lease for an additional five (5) year period. The parties mutually agree that for and during the said additional five (5) year period, the Lessee shall pay to the Lessors as rent the sum of Six Hundred (\$600.00) Dollars per month, plus and additional percentage thereof to be determined by the following formula: one half of the total increase in the cost of living (as based on the Federal Consumer Price Index) of each of the first five years of this lease; but in no event shall such increase in rent exceed One Hundred Fifty (\$150.00) Dollars.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 26 day of June, 1980.

R. Eddy Vaughn L.S.  
R. EDDY VAUGHN, LESSOR

Almeda J. Vaughn L.S.  
ALMEDA VAUGHN, LESSOR

Stefanos G. Raptis L.S.  
STEFANOS G. RAPTIS, LESSEE

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